

Command= 210-

Point#, Start#-End# or G#= 1-100

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----	-----	-----	-----	-----	-----	-----	-----
		12-18-2023		19:28:18		D:\BENCH FILES\BMHOME	
			SETSPK	1	5021.2211	4979.0252	
			SETHUB	2	4915.8727	4846.5207	TRA
			FNDIPIN	3	4955.3105	4741.1065	TRA
			FNDIP**	4	4914.1961	5056.5276	SS
			FNDRRSPK	5	5142.6433	4878.6483	SS
			ENDFNC	6	5043.5221	4921.0033	SS
			CORHSE	7	5001.9886	4949.3173	SS
			CORHSE	8	4986.0417	4931.5609	SS
			CORFNC*	9	4963.0910	4943.4348	SS
			BASEIPIN	10	4923.6708	4901.9899	SS
			FNDIPIN*	11	4839.6343	4981.1650	SS
			PINCHK	12	4923.6698	4902.0156	SS
			CORHSE	13	4986.2208	4920.5177	SS
			CORHSE	14	4997.9213	4910.1501	SS
			CORHSE	15	5019.1070	4902.0473	SS
			ENDFNC	16	5018.8468	4891.5524	SS
			CORHSE	17	4975.6228	4829.8953	SS
			CORBLKHD	18	4969.9272	4832.7949	SS
			CORBLKHD	19	4966.5414	4829.6295	SS
			CORHSE	20	4949.0220	4805.1799	SS
			FNC	21	4903.7367	4800.9697	SS
			FNDIPIN*	22	4869.2627	4846.5049	SS
			FNDDHSB	23	4940.3104	4753.5506	SS
			POLE	24	5021.8468	4806.0542	SS
			FNDRRSPK	25	5052.1503	4808.4084	SS
			RRSPKCHK	26	5142.6295	4878.6445	SS
			CALCOR	27	5013.2401	4778.2067	TRA
				28	5132.5262	4891.6827	TRA
				29	5129.2097	4889.1084	INT
				30	5005.3280	4985.5682	TRA
			SETSPK	31	5004.4894	4984.5042	INT
				32	5065.0142	4934.7107	TRA
				33	4911.7710	4790.8898	TRA
			SETIP	34	4974.6201	4853.9881	TRA
				35	5125.5390	4884.9172	TRA
				36	5127.6900	4887.8676	TRA
				37	5124.7366	4885.5773	INT
				38	5017.5442	4801.1566	TRA
				39	5024.7574	4806.7512	INT

JOB #9 422CAMPBELL [100]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----12-18-2023-----				19:28:18	-----D:\BENCH FILES\BMHOME		
				50	4914.1807	5056.4600	
				51	4839.6775	4981.0592	TRA
				52	4810.7992	4919.1647	TRA
				53	4869.2627	4846.5049	TRA
				54	4923.7350	4902.0111	TRA
				60	5052.1063	4808.3639	
				61	5132.4292	4683.9141	TRA
				62	5267.2497	4770.2404	TRA
				63	5137.8014	4874.8289	TRA
				64	5008.3544	4774.4436	TRA
				65	4955.3105	4741.1065	TRA
				66	5033.2203	4620.3955	TRA
				70	5135.0304	4872.6796	INT
			TEMPSPK	71	4911.0915	4790.7252	SS
			TEMPSPK	72	4911.6504	4791.4624	SS
			SETIP	73	4974.6460	4853.9420	SS
			SETSPK	74	5004.4881	4984.5063	SS
			SETSPK	75	4911.1230	4791.5146	INT
			SETSPK	76	4911.8431	4790.9686	INT
			SETSPK	77	4911.8545	4790.9537	TRA
			RRSPK	78	5142.6651	4878.6699	SS
			RRSPK	79	5137.8402	4874.9688	SS
			SETIP	80	5065.0486	4934.7604	SS
				81	5140.1515	4876.7642	INT
				82	5042.6639	4820.6394	INT

Point#, Start#-End# or G#= 4-

# SEABROOK, NH

SCALE: 1"=20' AS OF JUNE 2004

PREPARED BY STOCKTON SERVICES  
PO BOX 1306, HAMPTON, NH 603 929-7404

OWNER OF RECORD:

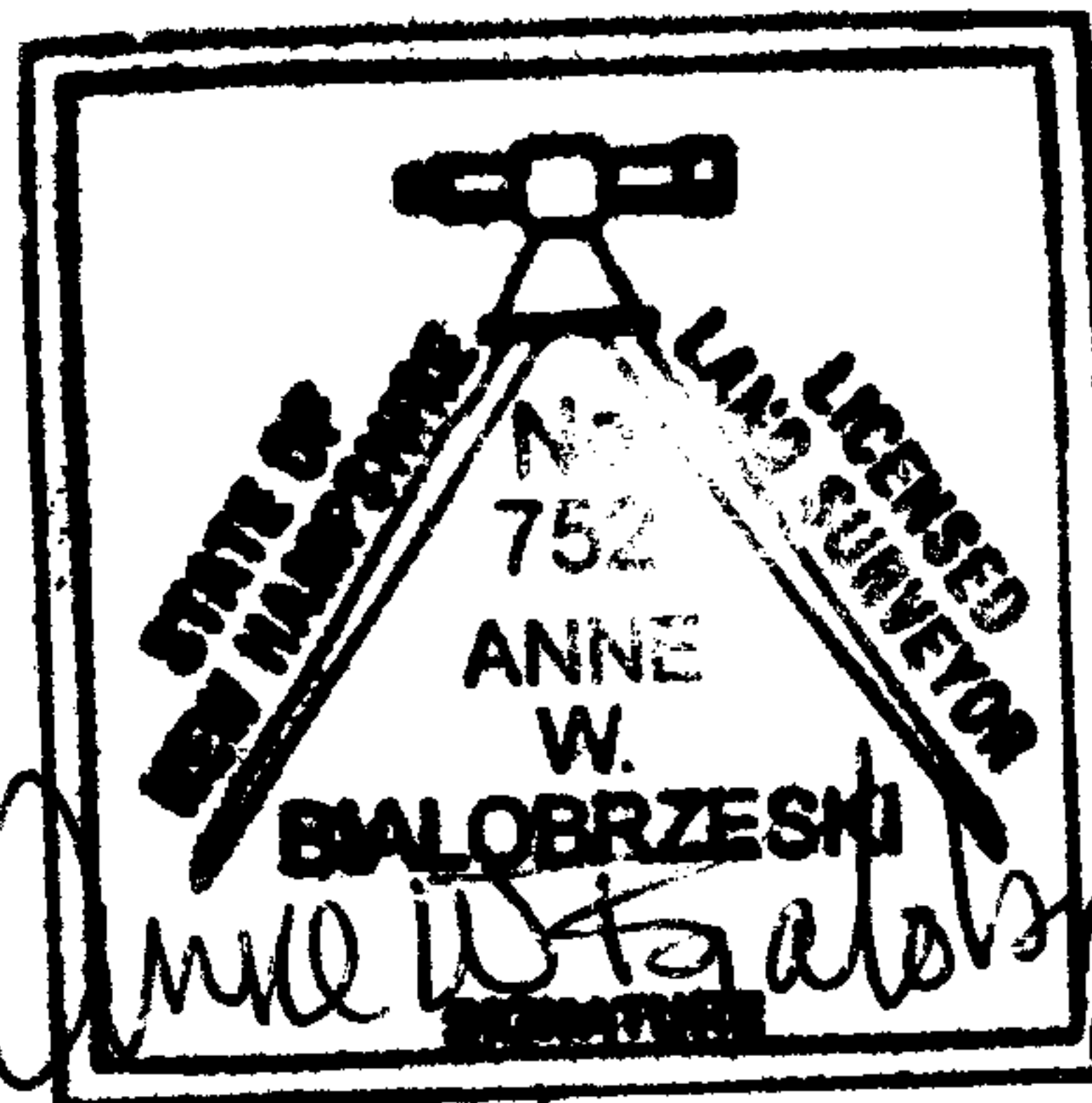
TROY D. & COLLEEN CAMPBELL

124 SOUTH MAIN ST, SEABROOK, NH 03874

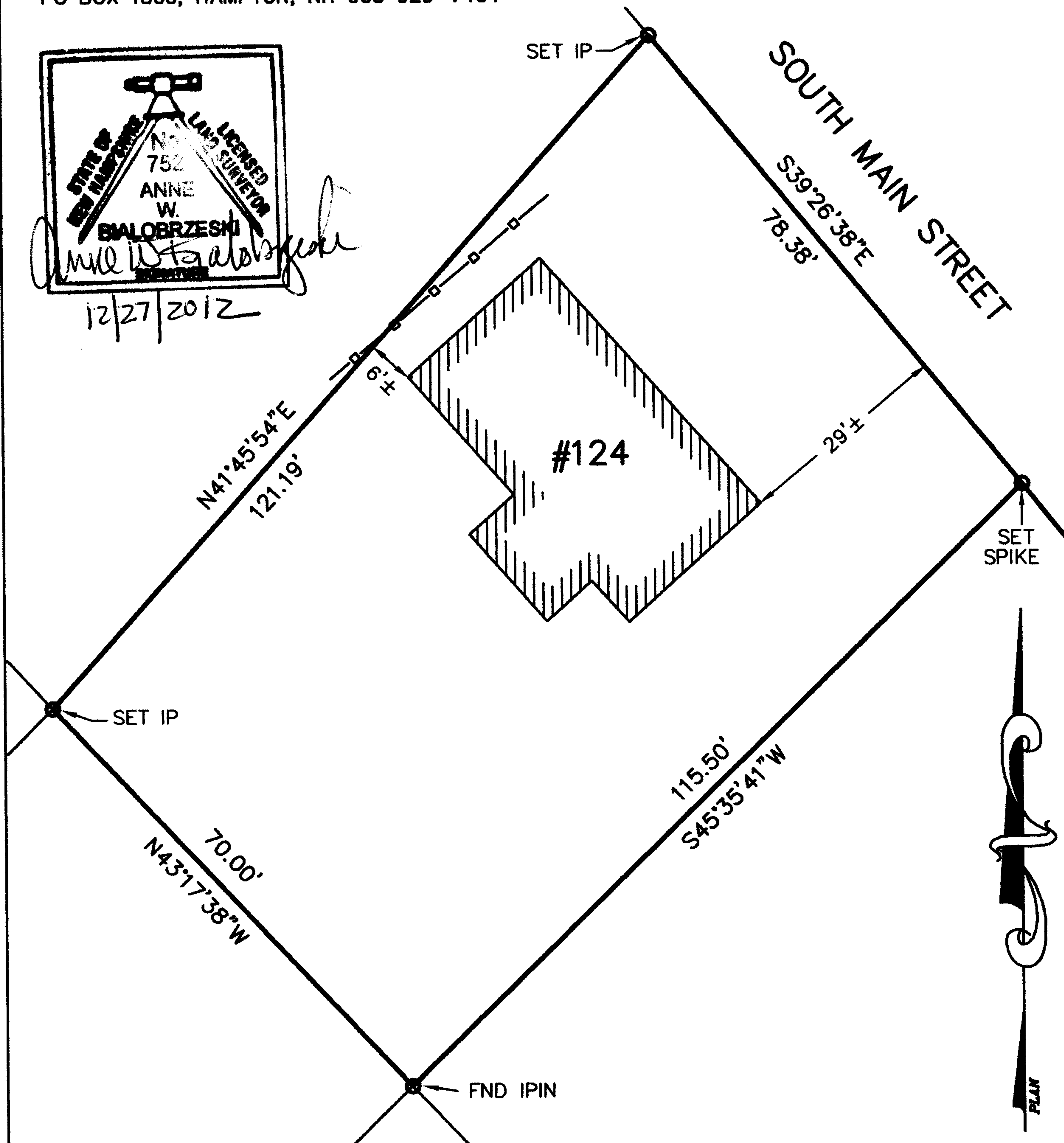
DEED REF: RCRD 4230-0907

**LOT AREA: 0.20 ACRE±**

TAX MAP 16 LOT 39



12/27/2012



THIS PLAN IS BASED ON FIELD SURVEY AND LOT STAKE-OUT PERFORMED IN JUNE 2004. LOCATIONS SHOWN ARE FROM DATE OF SURVEY. THIS PLAN IS NOT INTENDED TO REPRESENT ALL IMPROVEMENTS EXISTING ON THE LOT AT THAT TIME.

**422-2012**

Lydia A Dow 1910<sup>+</sup>

Polly Fowler 1920's??

Campbell/Walker

01/21/04 ↑ 4230-0907

Doughty

5/31/02 R 3779-2941 Same desc

Hall

5/27/93 ↑ 2985-1735 same dose

Knowles

01/29/77<sup>+</sup> 2291-1968 copy

Young

↑ J 2291-1967

Young

7/6/25

832-504

Merrill

12/4/20

↑ 755-218



Stevens

11/4/11 ↑ 698-455

Slamans

1899 ↑ 1005

Lydia A Dow

1866, 75065

Thomas A Dow

1849 ↑ 339-404

Simeon E Dow



60 → 63 108.45  
25 → 79 108.50

78-5  
30.03

50 MAIN ST

39-24-00 E  
94.20

80  
SET IP

N 39-24-00 W  
78.37

SET  
SPK

LDT  
8,735 S.F.  
0.2 Ac.

10  
END IPIN

13  
SET  
IP

0.05  
OK

88.95  
N 45-07-20 E  
5,809 S.F.  
0.1 Ac.

IPIN

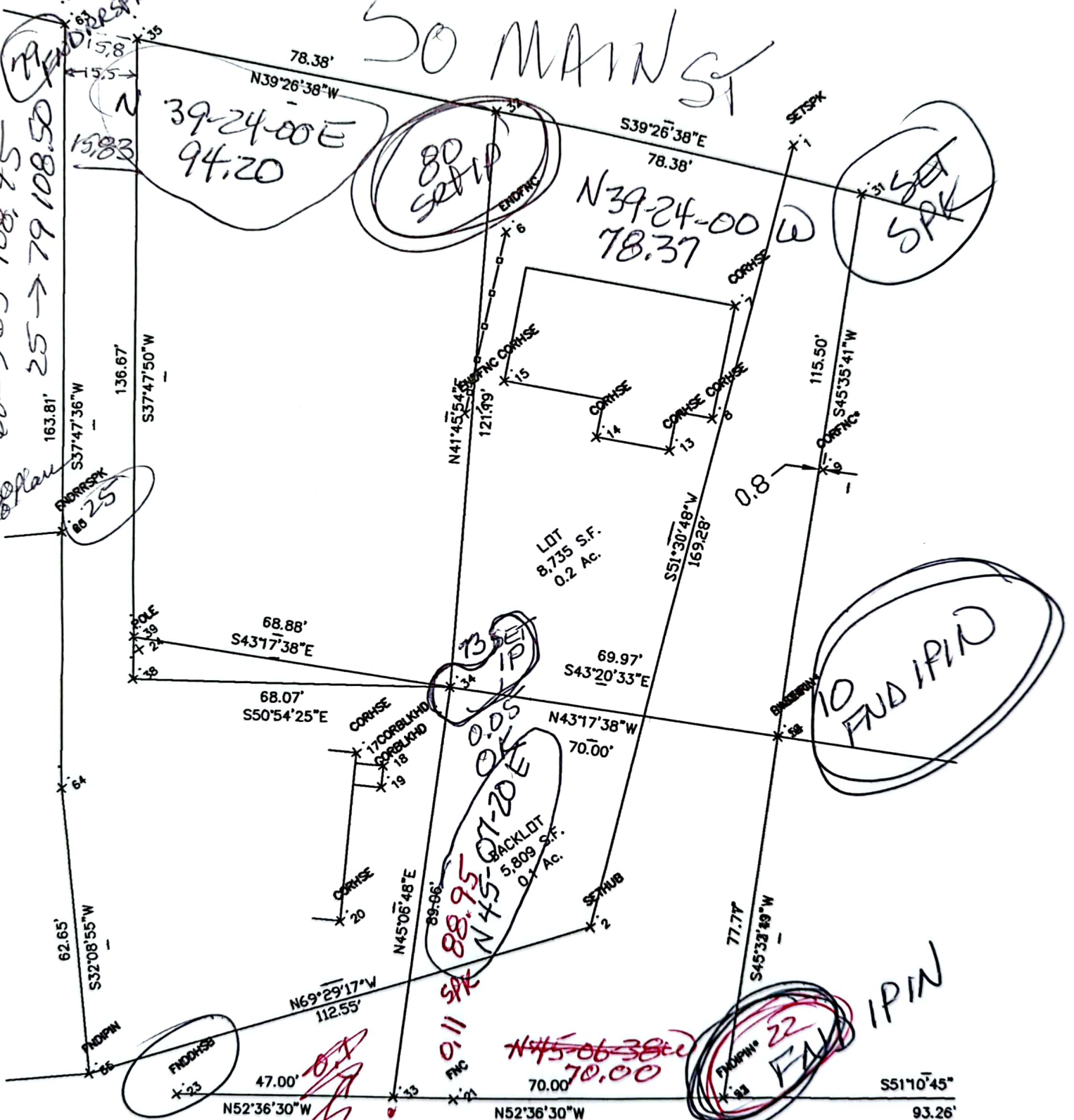
22  
END  
IPIN

N 52-44-11 W  
47.00

76  
SET SPK  
@ FNC

N 52-31-20 W  
70.00

77  
SET SPK



#9 422CAMPBELL [100]

aring	Distance	Descrip	Pnt.	Northing	Easting	Type
-----06-09-2004-----15:39:52-----C:\br						

Command= 1-

Command= 159-

Setup Point= 1

SETSPK	1	5021.2211	4979.0252	OCC
--------	---	-----------	-----------	-----

Backsight Point= 2

SETHUB	2	4915.8727	4846.5207	BS
--------	---	-----------	-----------	----

Point= 31

290-21-17.6 17.606

31	5004.4894	4984.5042
----	-----------	-----------

Point= 32

83-08-51.3 62.303

32	5065.0142	4934.7107
----	-----------	-----------

Point= 35

86-25-55.8 140.494

35	5125.5390	4884.9172
----	-----------	-----------

Point= 159-

Setup Point= 2

SETHUB	2	4915.8727	4846.5207	OCC
--------	---	-----------	-----------	-----

Backsight Point= 1

SETSPK	1	5021.2211	4979.0252	BS
--------	---	-----------	-----------	----

Point= 34

315-43-50.4 59.220

34	4974.6201	4853.9881
----	-----------	-----------

Point= 33

214-16-11.4 55.782

33	4911.7710	4790.8898
----	-----------	-----------

Point= 31

05-46-37.1 163.989

31	5004.4894	4984.5042
----	-----------	-----------

Point= 159-

Setup Point= 1

SETSPK	1	5021.2211	4979.0252	OCC
--------	---	-----------	-----------	-----

Backsight Point= 2

SETHUB	2	4915.8727	4846.5207	BS
--------	---	-----------	-----------	----

Point= 63

86-41-49.9 156.358

63	5137.8014	4874.8289
----	-----------	-----------

Point= 2-

**Tocky B.**

**From:** "Shawn A. Poliquin" <SPoliquin@signaturetitle.com>  
**To:** "Tocky B." <stockton@ttlc.net>  
**Cc:** <CCampbell@nefinish.com>; "Kathy Macgregor" <kathymac.pointsne@gmail.com>  
**Sent:** Thursday, January 03, 2013 8:06 AM  
**Subject:** RE: 124 So. Main St Seabrook, NH

Good morning Tocky.

That is excellent news. I am glad to see that the building inspector was so helpful.

With the variance information we will be able to completely remove that setback violation reference from the title insurance policy.

Thank you for all of your efforts.



Shawn A. Poliquin, Esq.  
501 Islington Street, Suite 3B  
Portsmouth, NH 03801  
ph (603) 431-8100 x120  
fx (603) 431-1879

---

**From:** Tocky B. [mailto:stockton@ttlc.net]  
**Sent:** Thursday, January 03, 2013 7:51 AM  
**To:** Shawn A. Poliquin  
**Cc:** CCampbell@nefinish.com; Kathy Macgregor  
**Subject:** Re: 124 So. Main St Seabrook, NH

Attorney Poliquin,

I have just spoken with the building inspector in Seabrook. He said that the side setback requirement in that location has always been 10' and that there was evidence in the building permit file that a setback variance was applied for and granted 6-26-2002 (case #2002-15). He kindly offered to pull the zoning board file and send me the notice of decision, which I will forward to you when received.

Tocky

— Original Message —

**From:** [Shawn A. Poliquin](#)  
**To:** [Tocky B.](#)  
**Cc:** [Kathy Macgregor](#)  
**Sent:** Thursday, December 27, 2012 11:37 AM  
**Subject:** RE: 124 So. Main St Seabrook, NH

Good morning Tocky,

Thank you for sending that plot along.

1/9/2013



As we discussed, the concern that was raised by the Campbells title is that there is a setback violation issue.

The plot plan provided does not make any reference to the potential setback issue. In order for us to be able to rely on the Plot for the issuance of survey coverage to the lender, it would customarily include a certification/statement as follows: THE LOCATION OF THE DWELLING AS SHOWN WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

Do you know what the side setback is for that property?



Shawn A. Poliquin, Esq.  
501 Islington Street, Suite 3B  
Portsmouth, NH 03801  
ph (603) 431-8100 x120  
fx (603) 431-1879

---

**From:** Tocky B. [<mailto:stockton@ttlc.net>]  
**Sent:** Thursday, December 27, 2012 11:11 AM  
**To:** [CCampbell@nefinish.com](mailto:CCampbell@nefinish.com); Kathy Macgregor  
**Cc:** Shawn A. Poliquin  
**Subject:** Re: 124 So. Main St Seabrook, NH

Good Morning to Colleen, Kathy, and Attorney Poliquin,  
Please find attached location plan for Campbell property at 124 South Main Street in Seabrook.  
It is prepared from work done in 2004 but should take care of the Title company's needs based on my previous phone conversation with Attorney Poliquin.  
My contact information is listed below if anyone has any questions.  
Happy New Year to all,  
Tocky

Anne W. Bialobrzewski  
NHLLS #752  
NHDES Septic Designer #348  
Stockton Services  
PO Box 1306  
Hampton, NH 03843-1306  
603 929-7404  
cell 603 765-8918

----- Original Message -----

**From:** [Kathy Macgregor](mailto:Kathy Macgregor)  
**To:** [Stockton@ttlc.net](mailto:Stockton@ttlc.net)  
**Sent:** Thursday, December 20, 2012 2:46 PM  
**Subject:** 124 So. Main St Seabrook, NH

Hi, Colleen Campbell asked me to send you the inof for the title company regarding 124

1/9/2013

BOARD OF ADJUSTMENT  
TOWN OF SEABROOK, NEW HAMPSHIRE

APPLICATION FEE \$ 110.00  
PLUS \$ 5.00 PER ABUTTER

CASE NO.: 2002-015  
DATE FILED: 5/31/02

NAME OF APPLICANT: Danny L. Hall (A.K.A. Chief Running Bear)

MAILING ADDRESS: #30 Freese Rd Norridgewock, Me.

LOCATION OF PROPERTY: #124 South Main St PHONE# (207) 696-2952

DESCRIPTION OF PROPERTY: (Give Total Square Footage, Side, and Rear Lines, Location of abutters, and Attach Plot Plan)

EXISTING USE: Residential

PROPOSED USE: Residential

FILL OUT SECTION 1, 2, 3 OR 4 (Do not fill out more than one section).

**SECTION 1: APPLICATION FOR VARIANCE**

The undersigned hereby request a Variance to the terms of: Article \_\_\_\_\_, Table \_\_\_\_\_, Paragraph \_\_\_\_\_, and asks that said terms be waived to permit: \_\_\_\_\_ in Zone #: \_\_\_\_\_

**SECTION 2: APPEAL FROM AN ADMINISTRATIVE DECISION**

The undersigned alleges that an error has been made in the decision, determination, or requirement by the Building Inspector on (date) \_\_\_\_\_ to \_\_\_\_\_, in relation to Article \_\_\_\_\_, Table \_\_\_\_\_, Paragraph \_\_\_\_\_, of the Zoning Ordinance and hereby appeals said decision, which I believe was made in error.

**SECTION 3: SPECIAL EXCEPTIONS**

The undersigned hereby requests a Special Exception as provided for in, Article: \_\_\_\_\_, Table \_\_\_\_\_, Paragraph \_\_\_\_\_, To Allow: \_\_\_\_\_ in Zone #: \_\_\_\_\_

**SECTION 4: EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS**

The undersigned hereby request an Equitable Waiver to the terms of: Article V1, Table 2, Paragraph \_\_\_\_\_, and asks that said terms be waived to permit: 3' Setback in Zone#: 2R

By my signature, I give my permission to the Board of adjustment Members and Building Inspector to have access to my property for viewing purposes regarding this application.

SIGNED: Danny L. Hall  
Property owner only /or Authorized agent / with Power of Attorney



DANNY HALL

2002-015

MOVE TO grant the Equitable Waiver of  
Dimensional Requirements as the  
House was located in this spot  
when Purchased in '93 By Present owner

Conditions : Privacy by fence on the  
Violation side <sup>at least</sup> 36' less  
Thru 6' High

D. W. Hall  
26 Jan 02



TEE  
Christopher  
1882-1919 502-  
1864-1882 586-459  
423-220

Sketch

Christopher D. Brown  
11/19/1866 ↑ 502-148  
R 4/5/1886  
Hiram Beckman

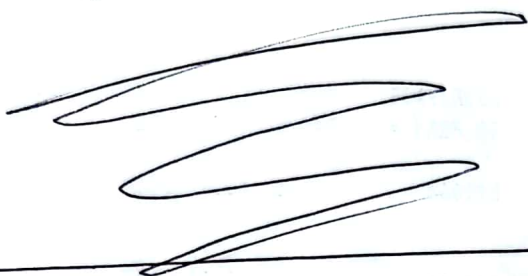
Moses  
D  
Eaton

Simon E Dow  
Abraham W Perkins  
3AC

Samuel  
Eaton

Adaline  
Beckman  
my wife

WRONG ONE



Christopher D Brown  
4/6/00 ↑ 586-459  
R 2/23/03  
Hiram Beckman  
Wesley Jannun  
Thos Chase

John  
Fowler

tillage  
3AC ±

TEE

William A  
Rand

Christopher D Brown  
4/20/1865 ↑ 423-220  
R 3/27/1868  
Henry Brown  
homestead late Perkins  
T. Kauske

Jacob  
Brown

Dr. Stacey

50R  
tillage

Luther  
Eaton  
OR ANOTHER

homestead  
John Colby  
Eaton



10/25/49 ↑ 1145-328  
 R 11/31/49 Town Seabrook La

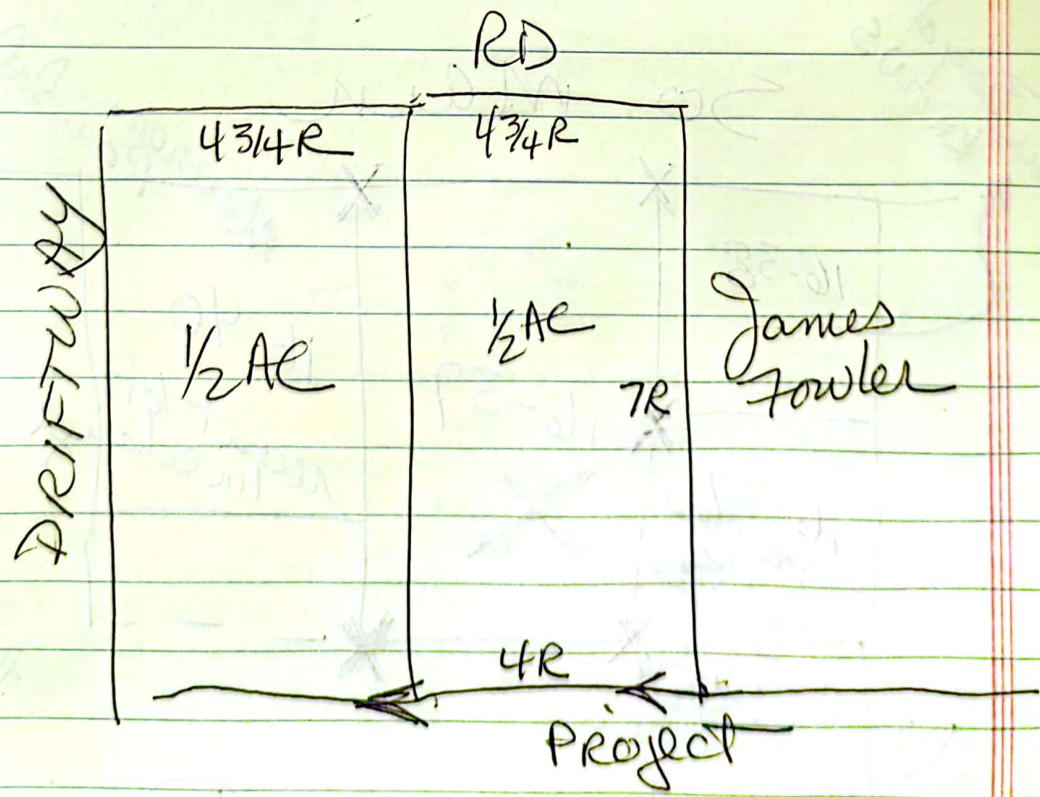
So Main  
 L & B Hiram Young

12/1/36 ↑ 927-045  
 R 12/6/36 Saml JT Eaton 2 deeds on this page  
 tax coll

1/F Elvado Eaton  
 W Town Seabrook

① 1/2 AC Homestead & Buildings  
 taxed of Lenam Eaton  
 bought at tax sale  
 6/4/1932  
 \*

② 2 AC Homestead and Janum Bldg  
 taxed to Frank P. Goss  
 bought at tax sale  
 6/4/32



TEE Simeon E Dow

1813-1864

309-357

310-091

Simeon

309-345

285-08

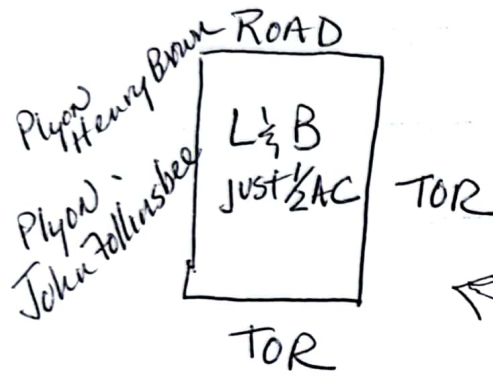
1864-18

Sources  
N/L  
2 pieces  
Sound N/L  
1843

1864-18

1864-18

Simeon Dow  
309-345 ↑ 2/27/1830  
R 1/14/1843  
Jacob Dow



TOR SIMEON E DOW

~~1813-1864~~ 1813-18

291-118 N/L?

310-092

328-174 4AC w/BIDS

319-178 Farm La

323-182 N/L

334-390 - school.

334-391 - Mortg

335-182 Skete

339-404 haux

342-257 haux

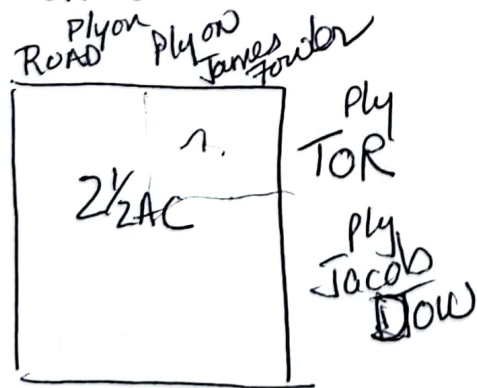
380-15 N/L

1864-1882

439-193

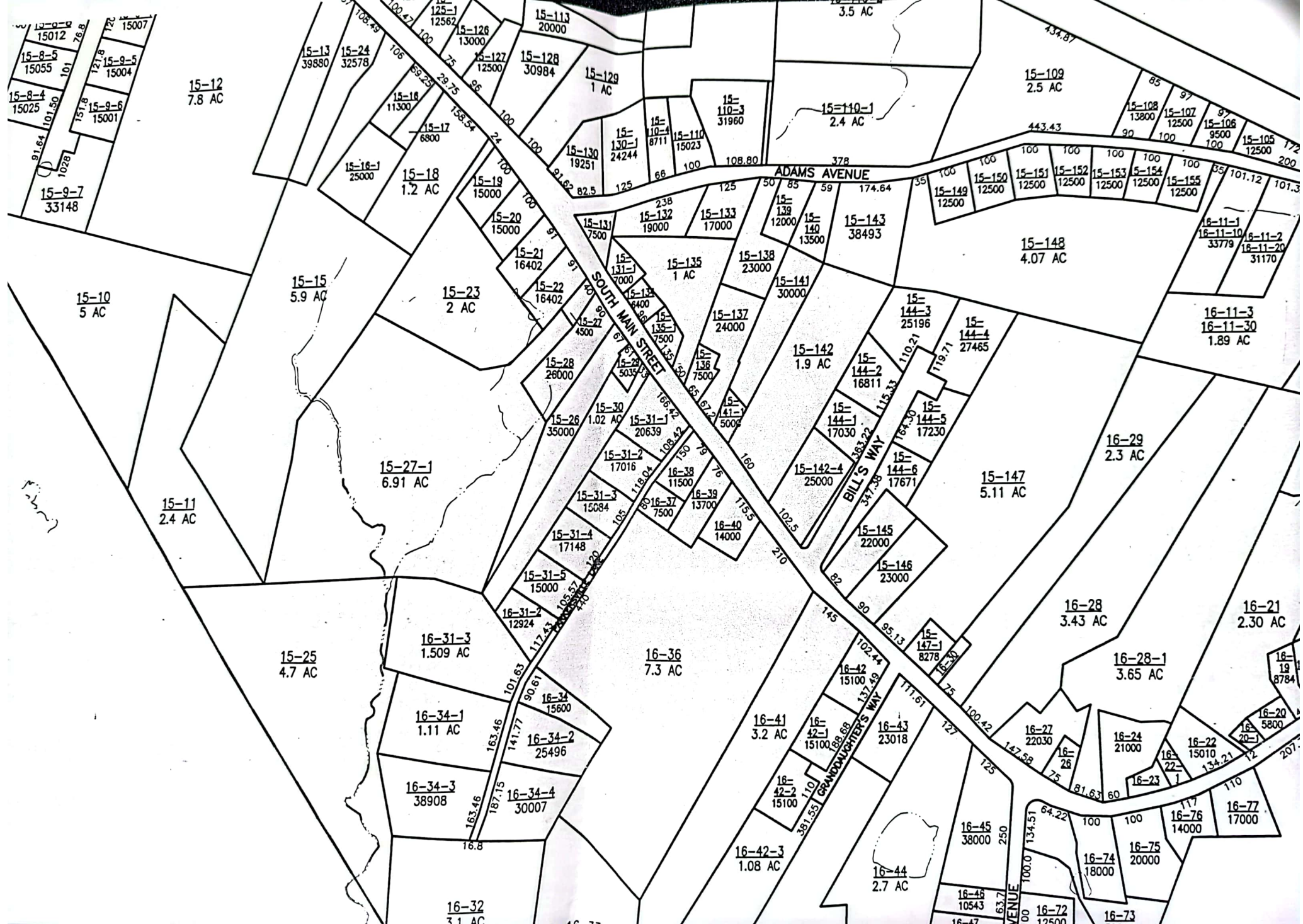
Geo W Heath  
4/14/1849 ↑ 335-182 Mortgage  
R 5/17/1849

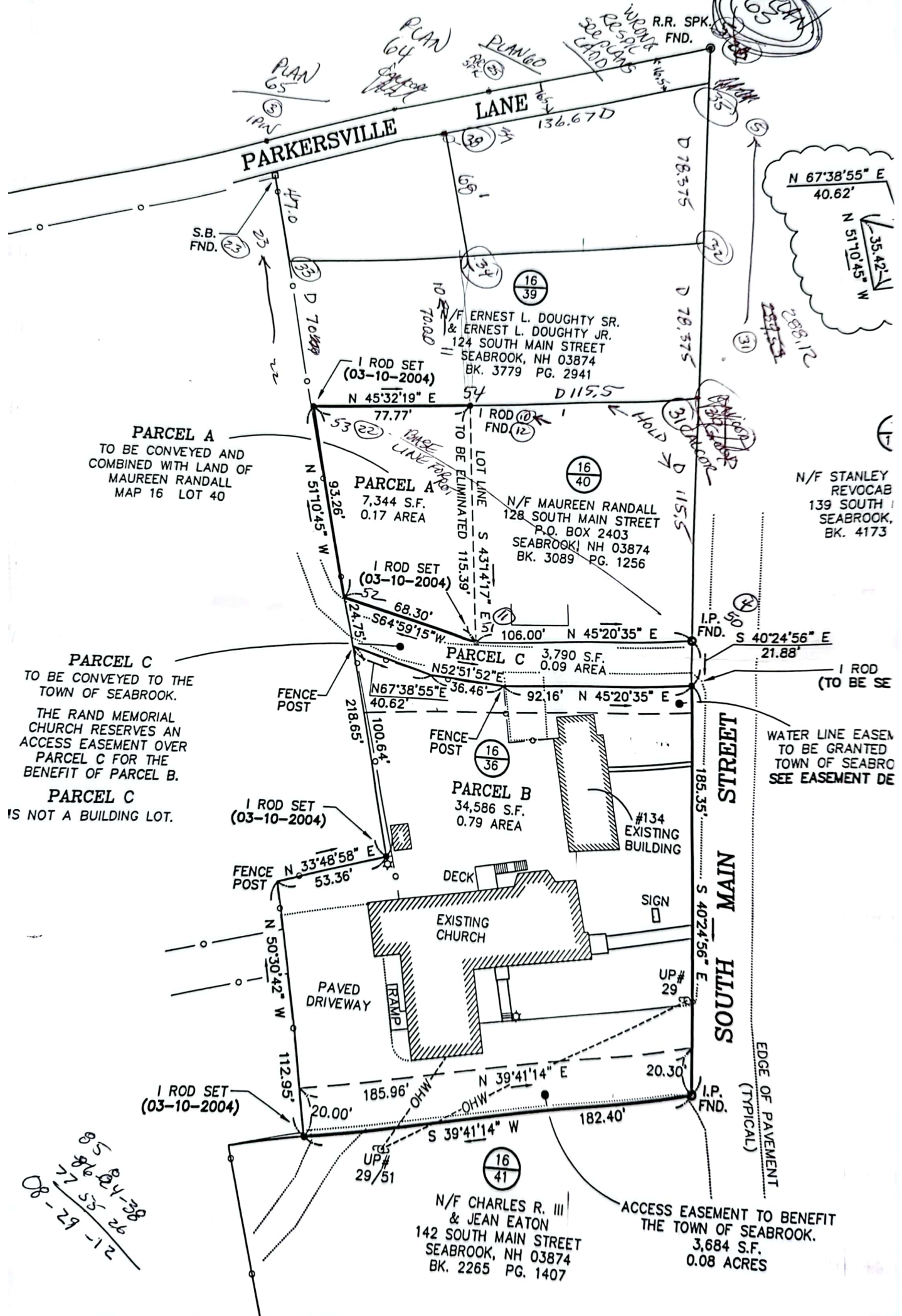
Simeon E Dow



IF Jacobson  
Droffway







$$\begin{array}{r} 21-26 \\ 25-28 \\ 29-32 \\ 33-36 \\ 37-40 \\ 41-44 \\ 45-48 \\ 49-52 \\ 53-56 \\ 57-60 \\ 61-64 \\ 65-68 \\ 69-72 \\ 73-76 \\ 77-80 \end{array}$$



Lydia A Dow #10051 4/8/1899

will:

- 1) to daughter Annie Arnold Tannum  
1/2 my homestead place
- 2) to grandson Andy Presford Dow  
1/2 my homestead place  
+ another piece
- 3) to son Arthur A Dow  
another piece

~~to~~ changed  
to Annie Arnold  
Seaman

LYDIA A  
TEE 1882-1919  $\phi$   
1864-1882  $\phi$   
1813-1864  $\phi$

Thomas A.  
1882-1919  $\phi$   
1864-1882

429-003  
1813-1864  
331-122 cahoon stuff  
339-404

2/9/1869 R 4/13/1869  
429-003 ← Simeon E Dow

on Edmund Dow  
P Christopher  
on D Brown  
TEE  
70  
18 R ±  
tillage  
70  
TOR

John's  
Lowell Fowler  
1854  
Driftway  
Henry Brown  
L & B  
Benj F  
Fuller  
Simeon  
E Dow

5  
-4  
A.M. &  
CROCKER  
MAIN STREET  
NH 03874  
PG. 1069

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS'S RECORDS.

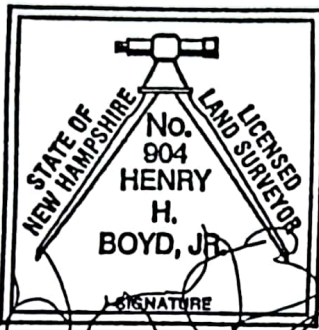
I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JANUARY 1997 AND MARCH 2004.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

J. SARACY JR.  
FILE TRUST  
MAIN STREET  
NH 03874  
PG. 1826



LICENSED LAND SURVEYOR

03-22-2004

DATE

# PLAT OF LAND

IN

## SEABROOK, N.H.

SHOWING

A SUBDIVISION AT  
134 SOUTH MAIN STREET  
(ASSESSORS MAP 16 LOT 36)

PREPARED FOR

RAND MEMORIAL CHURCH  
134 SOUTH MAIN STREET SEABROOK, NH 03874

MILLENNIUM ENGINEERING, INC.  
ENGINEERS AND LAND SURVEYORS  
62 ELM ST. SALISBURY, MA 01952

SCALE: 1"=40'

CALC. BY: W.J.F.



87

~~3/20/20~~

Pinberville to